



## Ambrose Way Walton-on-the-Naze, CO14 8FP

Situated on the 'Hamford Park' development, Sheen's Estate Agents are delighted to offer for sale this STUNNING THREE BEDROOM DETACHED HOUSE. The property accommodates modern living with a fully integrated kitchen, an IMMACULATE en-suite to the master bedroom and an 15' Lounge/Diner. Ambrose Way is conveniently located a stones throw away from the new Marks and Spencer food court and Aldi and is within a short stroll of Walton's town centre, seafront and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Ground Floor Cloakroom
- Ensuite to Master Bedroom
- Stunning Throughout
- Fully Integrated Kitchen
- Off Street Parking For Two Vehicles
- Hamford Park Development
- Close to Shops & Amenities
- EPC Rating - B
- Council Tax Band - D

Offers In Excess Of £315,000 Freehold



The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

### Entrance Hall

Radiator. Built in storage cupboard. Amtico flooring. Spotlights. Staircase to first floor. Doors to:-



### Kitchen

11'3" x 10'2"

Fitted in a range of high gloss matching fronted units. Pencil edge Silestone engineered quartz worktop with drainer grooves. Inset ceramic one and a half sink bowl. Inset four ring gas hob with extractor fan above. Built in eye level electric grill and oven. Further range of matching fronted units both eye and floor level. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing combination boiler providing hot water and heating throughout. Tiled splash back. Amtico flooring. Sealed unit double glazed window to front.



### Lounge

15'6" x 11'9"

Radiator. Spotlights. Amtico flooring. Sealed unit double glazed windows to rear. Sealed unit double glazed patio doors to garden.



### W/C

White suite comprises of low level w/c. Pedestal hand wash basin. Heated towel rail. Amtico flooring.



### Landing

Radiator. Loft access with pull down ladder. Amtico flooring. Doors to:-



## Master Bedroom

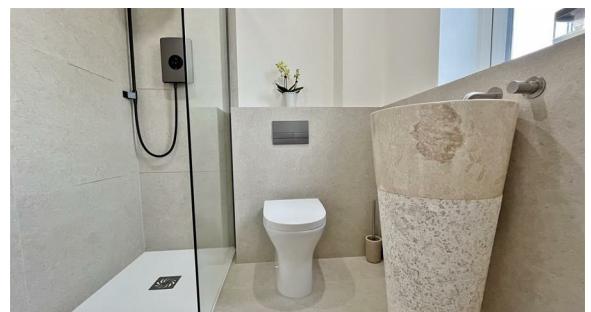
11'12" x 11'1"

Radiator. Amtico flooring. Sealed unit double glazed window to front. Door to:-



## En-suite

Modern suite comprises of low level w/c with concealed cistern and flush plate. Freestanding cream marble pedestal basin with a wall-mounted tap. Fitted walk-in frameless glass shower cubicle with a wall-mounted rainfall shower attachment. Heated towel rail. Extractor fan. Spotlights. Large stone effect porcelain wall and floor tiles. Obscured sealed unit double glazed window to front.



## Bedroom Two

10'11" x 8'8"

Radiator. Amtico flooring. Sealed unit double glazed window to rear.



### Bedroom Three

12'2" x 6'7"

Radiator. Amtico flooring. Sealed unit double glazed window to rear.



### Family Bathroom

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath. Vinyl flooring. Stone effect part tiled walls. Heated towel rail. Extractor fan.



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with shingle and an array of trees. L-shaped planter for seating area. Shed to remain. Outside lights. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Hard standing paved area providing off street parking for two vehicles.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2216.84 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

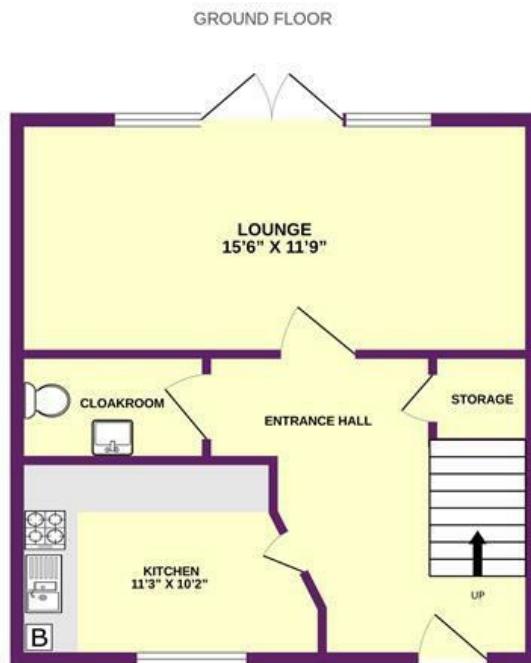
### DH/01.26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Disclaimer - wide angle lens etc.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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The Action Agents